

**WRIGHTSTOWN PLANNING COMMISSION  
MINUTES OF MEETING OF JULY 12, 2007**

The Wrightstown Township Planning Commission met on Thursday, July 12, 2007 in the Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Fowler, Ann Mark, William Perry, James Peruto and Norman Sommer, Members. Also in attendance were: Township Planner Judith Stern Goldstein and Township Engineer Mario Canales.

**Call to Order:** Mr. Davis called the Meeting to order at 8:00 p.m.

**Approval of Minutes:** *Dr. Mark moved to accept the Minutes of May 24, 2007. Mr. Sommer seconded and the motion passed 5-0-1, with Mr. Fowler abstaining.*

**Dumack/Hollyleaf Minor Subdivision – Preliminary/Final Plan:** Attorney Don Marshall and Applicant Heath Dumack were in attendance to review the Preliminary/Final Plan for subdivision of a 5.2 acre parcel in the CR-2 Residential Zoning District into two lots. Lot one will contain the existing dwelling, carriage house and outbuilding. A use variance was granted at this site in 2004, and the existing dwelling is used for professional offices; the carriage house is a rental apartment. The subdivision proposes a flag lot to contain a new single family dwelling, taking access off of Route 413. A detention basin is proposed, private water and sewer will serve both lots. The Zoning Hearing Board has granted relief from the setback requirements, from the minimum lot size requirements, and to allow crossing of floodplains and waters of the Commonwealth for the driveway. Mr. Marshall noted that the Zoning Hearing Board granted relief with the condition that the rental apartment will have only two occupants.

The Commission reviewed the letters of Boucher and James dated July 9, 2007 and of Pickering Corts and Summerson dated June 21, 2007. Mr. Marshall indicated that the Applicant will comply with the letters.

The requests for waivers were discussed. Regarding Section 505.D, Mr. Marshall noted that the existing dwelling is located in the right-of-way; the Applicant is proposing dedication of only 25 feet of legal right-of-way along Durham Road.

The Commission briefly discussed the waiver from the requirement to provide curbs and sidewalks. Mr. Fowler had some concern that if waivers are granted to everyone who develops property along Durham Road and other busy streets, there will never be a system of trails or paths throughout the Township. He noted that Lower Makefield has required sidewalks or paths and over the years these paths have eventually become connected and continuous.

Mr. Marshall said that if at a later date the Township wants to install sidewalks, it has the right to require them of property owners.

*Mr. Perry moved to recommend that the Board of Supervisors approve the Dumack/Hollyleaf Minor Subdivision and recommend granting the following waivers:*

- *From Section 503., requiring improvements to Durham Road*
- *From Section 505.D, requiring a 60 foot right-of-way*
- *From Section 517.D.(5) to allow encroachment in floodplain*
- *From Section 519.H.(7)(c) requiring flag lot access strip to maintain the same width*
- *From Section 521.A requiring curbs*
- *From Section 522.A requiring sidewalks*
- *From Section 527 requiring buffering*
- *From Section 606.A, requiring streetlights.*

*Mr. Peruto seconded, and the motion passed 6-0.*

**Bucks County Foodshed Alliance–Wrightstown Elementary School Conditional Use:** Mr. Canales explained that the Foodshed Alliance would like to set up a farmer’s market on four Saturdays when the Middletown Grange Fairgrounds are not available. Shoppers will park in the front parking lot; the side lot will be used for vendors.

In response to Mr. Davis’s questions, Ms. Goldstein explained that Council Rock School District issues permits for school properties. If a permit has been issued for the Foodshed Alliance, there would be no other activities at the school during the same hours that would require use of the same parking areas. Neighbors would be notified of the Board of Supervisors Conditional Use hearing, but not of the Planning Commission’s review of the application. Concerned neighbors will have an opportunity to comment to the Supervisors.

Mr. Fowler said that one event date has already taken place. There were no parking problems, nor was there any difficulty with vehicles entering and exiting the driveway near the Village Library. He said that he supports the efforts of the Foodshed Alliance.

*Dr. Mark moved to recommend that the Board of Supervisors approve the Conditional Use Application of the Bucks County Foodshed Alliance to use Wrightstown Elementary School. Mr. Sommer seconded and the motion passed 6-0.*

**JMZO 2006-02: Accessory Contractor:** Ms. Goldstein explained that there had been some difference of opinion among the Jointure Members on the minimum lot size for an accessory contractor. A compromise was suggested which would allow this as a use on a parcel of 10 acres or more. The use would be permitted in parcels less than 10 acres by Conditional Use only.

*Dr. Mark moved to recommend that the Board of Supervisors approve JMZO 2006-02: Accessory Contractor. Mr. Peruto seconded and the motion passed 6-0.*

**JMZO 2006-05: Accessory Agricultural Use:** Ms. Goldstein said that this revision of the agricultural accessory use ordinance has included allowing farm stands on smaller parcels. It requires 25 or more acres for hosting of seasonal festivals. As written, it should help to keep farming in the Jointure. Many local farmers had input in the drafting of the amendment

*Mr. Peruto moved to recommend that the Board of Supervisors approve JMZO 2006-05: Accessory Agricultural Use. Dr. Mark seconded and the motion passed 6-0.*

*Mr. Peruto moved to adjourn at 9:20 p.m. Dr. Mark seconded and the motion passed 6-0.*

**Respectfully Submitted:**

**Mary Donaldson  
Recording Secretary**